

069.0

0002

0012.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

229,200 / 229,200

229,200 / 229,200

229,200 / 229,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0 LOT		DRAPE R AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: VAISHNAW AKSHAY K & ALISON C	
Owner 2:	
Owner 3:	

Street 1: 36 DRAPE R AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MC CLAIN JOHN DAVID--ETAL -	
Owner 2: MC CLAIN KATHLEEN F -	

Street 1: 36 DRAPE R AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .121 Sq. Ft. of land mainly classified as Out Bldg. with a Garage Building built about 2019, having primarily Clapboard Exterior and 89 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

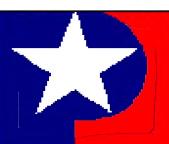
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		5280	Sq. Ft.	Site		0	70.	0.55	12				Mis-imp	-50					202,441						202,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
106		5280.000	26,800			202,400	229,200			43900
								GIS Ref		
								GIS Ref		
								Insp Date		
								10/11/18		

**USER DEFINED**

Prior Id # 1:	43900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:58:16
LAST REV Date	Time
10/10/19	15:34:01
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	106	FV		26,800	0	5,280.	202,400	229,200		Year end	12/23/2021
2021	106	FV		26,800	0	5,280.	202,400	229,200		Year End Roll	12/10/2020
2020	106	FV		26,800	0	5,280.	202,400	229,200	229,200	Year End Roll	12/18/2019
2019	106	FV			0	5,280.	188,000	188,000	188,000	Year End Roll	1/3/2019
2018	106	FV			7500	5,280.	188,000	195,500	195,500	Year End Roll	12/20/2017
2017	106	FV			7500	5,280.	164,800	172,300	172,300	Year End Roll	1/3/2017
2016	106	FV			7500	5,280.	150,400	157,900	157,900	Year End	1/4/2016
2015	106	FV			7500	5,280.	133,000	140,500	140,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CLAIN JOHN D		70127-336		10/25/2017	Mult Lots	1,185,000	No	No		
		12890-555		11/7/1975		60,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2018		Meas/Inspect						PH Patrick H
2/12/2018		SQ Returned						EMK Ellen K
10/7/1999		Vacant Lot						266 PATRIOT
1/1/1919								

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/11/2018	Meas/Inspect	PH	Patrick H
2/12/2018	SQ Returned	EMK	Ellen K
10/7/1999	Vacant Lot	266	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 30 - Garage				Full Bath:	Rating:			A Bath:	Rating:															
Sty Ht: 1A - 1 Sty +Attic				3/4 Bath:	Rating:			A 3QBth:	Rating:															
(Liv) Units: 0	Total: 0			1/2 Bath:	Rating:			A HBth:	Rating:															
Foundation: 1 - Concrete				OthrFix:	Rating:			RESIDENTIAL GRID																
Frame: 1 - Wood				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units														
Prime Wall: 2 - Clapboard				Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Sec Wall:		%		A Kits:	Rating:			Other																
Roof Struct: 1 - Gable				Frl:	Rating:			Upper																
Roof Cover: 1 - Asphalt Shgl				WSFlue:	Rating:			Lvl 2																
Color: YELLOW				CONDO INFORMATION				Lvl 1																
View / Desir:				Location:				Lower																
<b>GENERAL INFORMATION</b>				Total Units:				Totals	RMs: 0	BRs: 0	Baths: 0	HB												
Grade: A - Very Good				Floor:				REMODELING				RES BREAKDOWN												
Year Blt: 2019	Eff Yr Blt:			% Own:				Exterior:	No Unit	RMS	BRS	FL												
Alt LUC:	Alt %:			Name:				Interior:					0	0										
Jurisdct: G20	Fact: .			DEPRECIATION				Additions:																
Const Mod:				Phys Cond: AV - Average	0.0 %			Kitchen:																
Lump Sum Adj:				Functional:				Baths:																
<b>INTERIOR INFORMATION</b>				Economic:				Plumbing:																
Avg Ht/FL: STD				Special:				Electric:																
Prim Int Wal: 6 - Average				Override:				Heating:																
Sec Int Wall:	%			Total:	0 %			General:																
Partition: T - Typical				CALC SUMMARY				0																
Prim Floors:				Basic \$ / SQ:	42.00			COMPARABLE SALES																
Sec Floors:	%			Size Adj.: 1.00000000				Rate	Parcel ID	Typ	Date	Sale Price												
Bsmnt Flr:				Const Adj.: 1.00000000																				
Subfloor:				Adj \$ / SQ: 42.0000																				
Bsmnt Gar:				Other Features: 0																				
Electric: 3 - Typical				Grade Factor: 1.77																				
Insulation: 2 - Typical				NBHD Inf: 1.00000000																				
Int vs Ext:				NBHD Mod:																				
Heat Fuel:				LUC Factor: 1.00																				
Heat Type:				Adj Total: 26819																				
# Heat Sys:				Depreciation: 0																				
% Heated: 100	% AC:			Depreciated Total: 26819																				
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 069.0-0002-0012.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N					Total Yard Items:				Total Special Features:						Total:									
<b>AssessPro Patriot Properties, Inc</b>																								
																								